

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Topeka

State: KS

PJ's Total HOME Allocation Received: \$11,369,679

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 5			
% of Funds Committed	95.18 %	94.19 %	3	90.66 %	83	85	
% of Funds Disbursed	90.51 %	89.07 %	3	81.06 %	87	89	
Leveraging Ratio for Rental Activities	0.83	4.47	4	4.62	19	16	
% of Completed Rental Disbursements to All Rental Commitments***	98.36 %	99.39 %	5	81.27 %	44	56	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.45 %	80.73 %	2	68.23 %	88	91	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.83 %	83.59 %	2	79.86 %	61	69	
% of 0-30% AMI Renters to All Renters***	46.33 %	39.76 %	2	44.82 %	50	52	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.31 %	97.63 %	4	94.65 %	42	46	
Overall Ranking:			In State:	2 / 5	Nationally:	67 66	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,942	\$16,206		\$25,419	177 Units	20.20 %	
Homebuyer Unit	\$21,912	\$18,328		\$14,530	249 Units	28.40 %	
Homeowner-Rehab Unit	\$23,147	\$24,149		\$20,251	42 Units	4.80 %	
TBRA Unit	\$315	\$2,379		\$3,156	409 Units	46.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Topeka KS

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,679	\$61,344	\$27,292
State:*	\$71,230	\$68,129	\$21,315
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	38.4	60.6	47.6	58.7
Black/African American:	54.8	25.7	21.4	31.1
Asian:	0.0	0.0	0.0	1.2
American Indian/Alaska Native:	1.1	0.4	0.0	3.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.5
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	2.4	0.5
American Indian/Alaska Native and Black:	0.0	0.0	2.4	1.2
Other Multi Racial:	0.0	0.0	2.4	0.7
Asian/Pacific Islander:	0.0	0.4	0.0	0.0

ETHNICITY:

Hispanic	5.6	12.4	23.8	2.9
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HOUSEHOLD SIZE:

1 Person:	27.7	30.1	38.1	73.8
2 Persons:	23.2	22.1	28.6	11.0
3 Persons:	22.0	18.9	2.4	9.0
4 Persons:	17.5	22.1	11.9	3.9
5 Persons:	6.8	4.8	11.9	1.2
6 Persons:	1.7	1.2	4.8	0.7
7 Persons:	0.6	0.8	2.4	0.2
8 or more Persons:	0.6	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.0	30.5	14.3	75.6
Elderly:	4.0	1.6	31.0	0.7
Related/Single Parent:	38.4	34.9	11.9	16.1
Related/Two Parent:	17.5	26.9	35.7	2.7
Other:	5.1	6.0	7.1	4.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.5	0.4 [#]
HOME TBRA:	0.6	
Other:	9.6	
No Assistance:	81.4	

of Section 504 Compliant Units / Completed Units Since 2001 21

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Topeka State: KS Group Rank: 67
(Percentile)
State Rank: 2 / 5 PJs Overall Rank: 66
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	98.36	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	92.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.31	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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